

**FOR LEASE**

**1036 SIR FRANCIS DRAKE BLVD**

1036 Sir Francis Drake Blvd, Kentfield, CA 94904



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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# FOR SALE AND LEASE

## Property Summary



## PROPERTY HIGHLIGHTS

- Suitable for a variety of medical and therapy uses.
- Easy access with great parking.
- Access to public transportation.
- Common waiting rooms, kitchenette and restrooms.
- High identity Kentfield location
- Long term tenants
- Medical and health care
- Flexible zoning allows for multiple uses
- High traffic location. lots of visibility

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## OFFERING SUMMARY

Suites Available for LEASE

200sf -1150sf

Medical and Therapy Services

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## Property Description

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The property is ideally positioned along Sir Francis Drake Boulevard at the corner of College Avenue, a highly visible and easily accessible location serving Central Marin and the greater Ross Valley. This corridor functions as a primary commuter route connecting Kentfield, Kent Woodlands, Ross, and surrounding high-income residential communities—providing convenient access for patients, staff, and visiting professionals. The corner setting offers strong visibility and wayfinding, while Highway 101 is less than two miles away, supporting efficient regional access.

Located in Kentfield, an established medical and professional services hub, the surrounding area is predominantly residential and known for its quiet, low-density character. The neighborhood has long supported medical, dental, therapy, and wellness practices, creating a trusted destination for care. Nearby anchors include the College of Marin campus, Woodlands Market, and a concentration of complementary professional offices, reinforcing consistent daytime activity and patient traffic.

## BUILDING OVERVIEW

### Purpose-Built for Medical & Wellness Uses

Originally developed as a medical office building, the property has a long history of serving healthcare professionals. The two-story structure contains 24 individual suites, allowing for a mix of solo practitioners, group practices, and complementary wellness services.

#### First Floor - Patient-Focused Suites

The first floor features 11 suites accessed from a central interior corridor off the main entrance. Many suites include private rear patios, providing separation from public areas and housing dedicated HVAC systems for individual climate control. Several suites have enhanced sound attenuation, making them well suited for therapy, counseling, psychiatry, and confidential consultations.

#### Second Floor - Professional & Specialty Practices

The second floor includes 13 suites accessed via a dedicated exterior stair tower. The floor is divided into two wings, each with its own reception area, supporting efficient patient flow and privacy. The rear reception area features a distinctive two-story volume with an octagonal dome skylight, exposed beams, and abundant natural light—creating a calm, welcoming atmosphere. A wraparound exterior deck provides additional outdoor space for staff or patient breaks.

Interior finishes throughout the building emphasize warmth and comfort, with natural redwood paneling, wood trim, and thoughtfully placed daylight—elements that contribute to a relaxed and reassuring care environment.

## IDEAL USES

- MEDICAL AND DENTAL PRACTICES
- BEHAVIORAL HEALTH, THERAPY, AND COUNSELING
- WELLNESS, INTEGRATIVE MEDICINE, AND SPECIALTY CARE

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Lease Spaces

## 1036 SIR FRANCIS DRAKE BLVD

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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	200 - 710 SF	Lease Rate:	\$800.00 - \$2,500.00 per month

### AVAILABLE SPACES

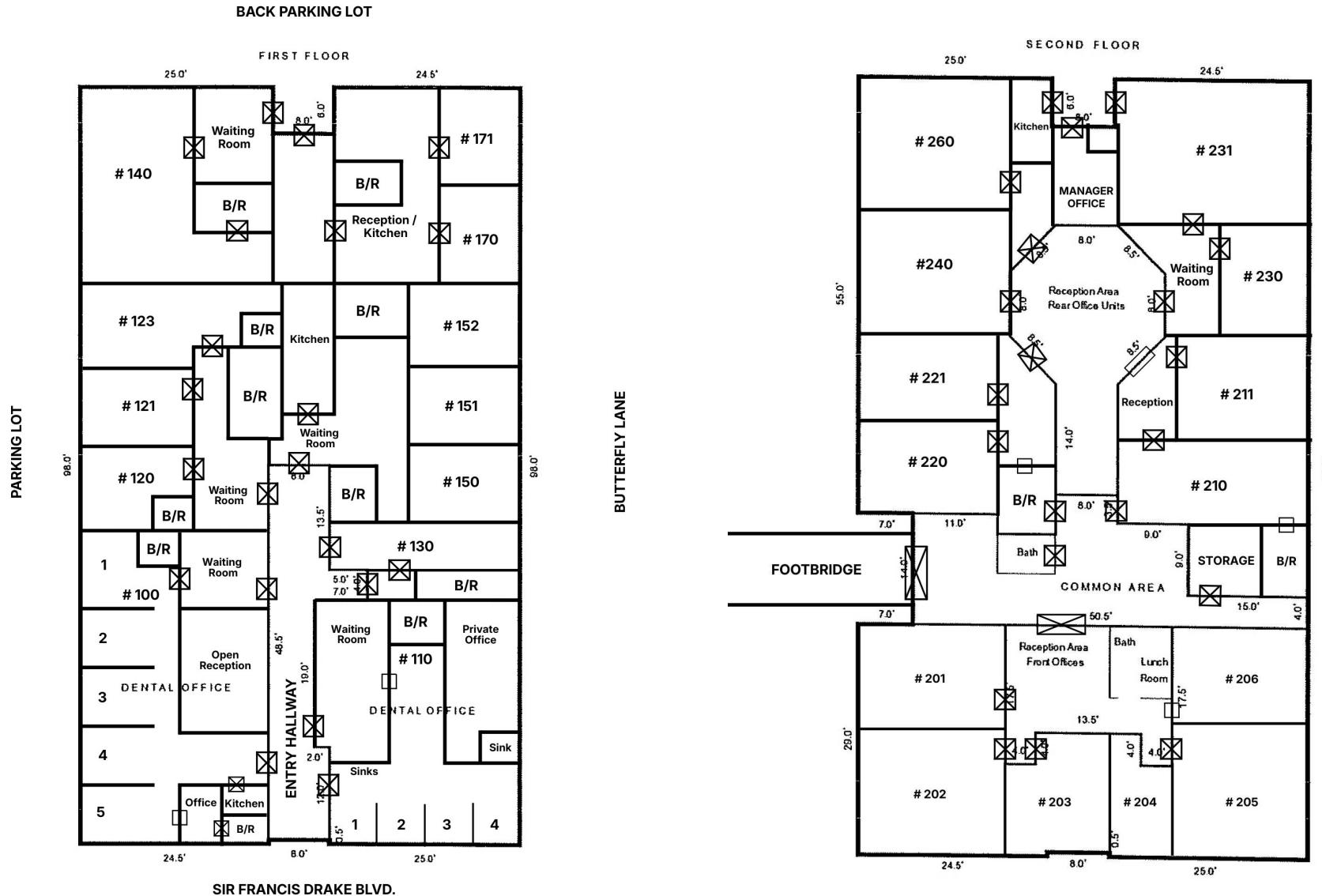
SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 121	200 SF	\$850 per month	First floor suite located on the Ross Valley corridor. Lovely suite with private waiting room, separate bathrooms and shared kitchenette. Suite has high ceilings, great natural light from the sliding glass door which leads onto a private deck.
Suite 203	320 SF	\$1,000 per month	2nd level suite with shared half bath and kitchenette and waiting room located on the Ross Valley corridor.
Suite 211	340 SF	\$800 per month	2nd level suite with shared half bath and kitchenette and waiting room located on the Ross Valley corridor.
Suite 231	465 SF	\$1,300 per month	2nd level suite with shared half bath and kitchenette and waiting room located on the Ross Valley corridor.
Suite 170	710 SF	\$2,500 per month	Ground floor suite with two private offices, waiting rooms, half bath and kitchenette located on the Ross Valley corridor. Private entry off parking area.

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Floor Plans

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